

# **THE PROPOSED ESTABLISHMENT OF AN APPROXIMATELY 2.7HA HIGHER INCOME HOUSING DEVELOPMENT ON ERF 141 AND A PORTION OF ERF 102, GROBLERSHOOP**



## **Basic Assessment Report**

**August 2024**

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	(For official use only)
<b>File Reference Number:</b>	
<b>Application Number:</b>	
<b>Date Received:</b>	

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**Basic Assessment Report in terms of the Environmental Impact Assessment Regulations, 2014 (as amended), promulgated in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended**

**Kindly note that:**

- This **basic assessment report** is a standard report that may be required by a competent authority in terms of the EIA Regulations, 2014 and is meant to streamline applications. Please make sure that it is the report used by the competent authority for the activity that is being applied for.
- It is the responsibility of the applicant to ascertain whether subsequent versions of the form have been published or produced by the competent authority
- The report must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with typing.
- Where applicable **tick** the boxes that are applicable in the report.
- An incomplete report may be returned to the applicant for revision.
- The use of “not applicable” in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
- This report must be handed in at the offices of the relevant competent authority as determined by each authority.
- No faxed or e-mailed reports will be accepted.
- The signature of the EAP on the report must be original.
- The report must be compiled by an independent environmental assessment practitioner.
- Unless protected by law, all information in the report will become public information on receipt by the competent authority. Any interested and affected party should be provided with the information contained in this request report, during any stage of the application process.
- A competent authority may require that for specified types of activities in defined situations only parts of this report need to be completed.
- Should a specialist report or report on a specialised process be submitted at any stage for any part of this application, the terms of reference for such report must also be submitted.

## SECTION A: ACTIVITY INFORMATION

Has a specialist been consulted to assist with the completion of this section?

YES	NO
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If YES, please complete the form titled "Details of specialist and declaration of interest" for the specialist appointed and attach it in Appendix I.

### 1) ACTIVITY DESCRIPTION

#### a) Describe the project associated with the listed activities applied for

The development proposal entails the establishment of a higher income housing development of approximately 2.7ha on Erf 141 and a portion of Erf 102, Groblershoop. The proposed housing development will be provided with municipal services that include *inter alia*, potable water supply, wastewater disposal, stormwater management, formal road network, electricity supply and other relevant infrastructure as well as solid waste collection services.

Access to the proposed site exists.

**b. Provide a detailed description of the listed activities associated with the project as applied for**

<b>Detailed description of listed activities associated with the project</b>	
Listed activity as described in Listing Notice 1 of 2014 (as amended).	Description of project activity that triggers listed activity
<p><b>Item 9</b>, i.e., “<i>The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water—</i>  <i>(i) with an internal diameter of 0,36 metres or more; or</i>  <i>(ii) with a peak throughput of 120 litres per second or more; excluding where—</i>  <i>(a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or</i>  <i>(b) where such development will occur within an urban area”.</i></p>	<p>The proposed housing development will be provided with bulk water and stormwater infrastructure exceeding 1000m in length outside of the urban area.</p>
<p><b>Item 10</b>, i.e., “<i>The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes –</i>  <i>(i) with an internal diameter of 0,36 metres or more; or</i>  <i>(ii) with a peak throughput of 120 litres per second or more;</i>   <i>excluding where—</i>  <i>(a) such infrastructure is for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or</i>  <i>(b) where such development will occur within an urban area”.</i></p>	<p>The proposed housing development will be provided with infrastructure exceeding 1000m in length for the bulk transportation of wastewater outside of the urban area.</p>
<p><b>Item 24</b>, i.e., “<i>The development of a road—</i>  <i>(i) [a road] for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or</i>  <i>(ii) [a road] with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres;</i>   <i>but excluding a road—</i>  <i>(a) [roads] which [are] is identified and included in activity 27 in Listing Notice 2 of 2014;</i>  <i>(b) [roads] where the entire road falls</i></p>	<p>The proposed housing development is located outside of the urban area and will be provided with a road wider than 8m outside of the urban area.</p>



<p><i>within an urban area; or</i></p> <p><i>(c) which is 1 kilometre or shorter”.</i></p>	
<p><b>Item 27</b>, i.e., “<i>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for—</i></p> <p style="padding-left: 40px;"><i>(i) the undertaking of a linear activity; or</i></p> <p style="padding-left: 40px;"><i>(ii) maintenance purposes undertaken in accordance with a maintenance management plan”.</i></p>	<p>The proposed housing development requires more than 1ha but less than 20ha of indigenous vegetation to be cleared.</p>
<p>Listed activity as described in GN No. R. 986 of 2014 (as amended)</p>	<p>Description of project activity that triggers listed activity</p>
<p><b>Item 4</b>, i.e., “<i>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</i></p> <p><b>g. Northern Cape</b></p> <p><i>i. In an estuary;</i></p> <p><i>ii. Outside urban areas:</i></p> <p><i>(aa) A protected area identified in terms of NEMPAA, excluding disturbed areas;</i></p> <p><i>(bb) National Protected Area Expansion Strategy Focus areas;</i></p> <p><i>(cc) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</i></p> <p><i>(dd) Sites or areas identified in terms of an international convention;</i></p> <p><i>(ee) Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</i></p> <p><i>(ff) Core areas in biosphere reserves;</i></p> <p><i>(gg) Areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core areas of a biosphere reserve, excluding disturbed areas; or</i></p> <p><i>(hh) Areas seawards of the development setback line or within 1 kilometre from the high-water mark of the sea if no such development setback line is determined; or</i></p> <p><i>iii. Inside urban areas:</i></p> <p><i>(aa) Areas zoned for use as public open space;</i></p> <p><i>(bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose; or</i></p> <p><i>(cc) Seawards of the development</i></p>	<p>The proposed housing development is located outside the urban area and will be provided with a road wider than 4m that has a reserve less than 13.5m</p>

setback line or within urban protected areas”.	
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## 2) FEASIBLE AND REASONABLE ALTERNATIVES

“**alternatives**”, in relation to a proposed activity, means different means of meeting the general purpose and requirements of the activity, which may include alternatives to—

- (a) the property on which or location where it is proposed to undertake the activity;
- (b) the type of activity to be undertaken;
- (c) the design or layout of the activity;
- (d) the technology to be used in the activity;
- (e) the operational aspects of the activity; and
- (f) the option of not implementing the activity.

Describe alternatives that are considered in this application as required by Appendix 1 (3)(h), Regulation 2014. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity (NOT PROJECT) could be accomplished in the specific instance taking account of the interest of the applicant in the activity. The no-go alternative must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed.

The determination of whether site or activity (including different processes, etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment. After receipt of this report the, competent authority may also request the applicant to assess additional alternatives that could accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The coordinates should be in degrees, minutes and seconds. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

### **Need and Desirability**

It is stated in the 2017 to 2022 IDP of the ZF Mgqawu District Municipality that the said municipality accounts for approximately 30% of the Northern Cape economy and the population of the municipal area is continuing to grow.

It is also indicated in the IDP of the district municipality that Critical Actions to be taken by the municipality include *inter alia*, “ 1. A social compact to reduce poverty and inequality, and raise employment and investment and 2. A strategy to address poverty and its impacts by broadening access to employment, strengthening the social wage, improving public transport and raising rural incomes “.

The proposed establishment of the higher income housing development on Erf 141 and a portion of Erf 102, Groblershoop will address the identified shortage of higher income housing in the area that became acute upon the arrival of higher income earners employed at *inter alia*, the Bokpoort Concentrated Solar Power Plant.

The proposed development will at the same time provide short-term employment opportunities during

the construction phase that will benefit *inter alia*, building contractor companies and their employees as well as construction materials suppliers.

In addition, the proposed development will provide employment opportunities during the operational phase for domestic workers, gardeners, landscaping companies etc. The proposed development will also benefit the local economy by adding to the revenue collected by the municipality through municipal rates that the occupants of the new homes will pay during the operational phase. The likely ecological impacts of the proposed development will remain low when the EMPr is implemented.

The heritage-related impacts of the proposed development are also deemed Medium as is indicated in Appendix D2.

In view of the above, the proposed establishment of a higher income housing development on Erf 141 and a portion of Erf 102, Groblershoop is highly desirable.

#### a) Site alternatives

The proposed site is located on vacant land on the edge of a residential area and will therefore become an extension of the suburb.

The potential impacts of the proposed housing development will remain low as a result of the implementation of the recommendations specified in the specialist reports attached to this BAR and the implementation of the EMPr and conditions of environmental authorisation. In addition, Erf 141 and a portion of Erf 102, Groblershoop are owned by the applicant. This increases the suitability level of the proposed site for the proposed development and significantly lowers the need for time and effort to be spent investigating other site alternatives.

In view of the above, the proposed site is the preferred site alternative and is the only site alternative that the applicant has considered.

**For route alternatives that are longer than 500m, please provide an addendum with coordinates taken every 250 meters along the route for each alternative alignment.**

**In the case of an area being under application, please provide the coordinates of the corners of the site as indicated on the lay-out map provided in Appendix A of this form.**

Erf 141 and a portion of Erf 102, Groblershoop						
Coordinates of corner points of the proposed site.	Latitude- (DDMMSS)			Longitude (DDMMSS)		
	28°	53'	44.95"	21°	58'	42.78"
	28°	53'	47.48"	21°	58'	41.39"
	28°	53'	52.76"	21°	58'	40.67"
	28°	53'	55.53"	21°	58'	51.72"
	28°	53'	52.66"	21°	58'	55.91"
	28°	53'	51.89"	21°	58'	55.41"
	28°	53'	49.69"	21°	58'	49.39"
	28°	53'	45.09"	21°	58'	45.20"

**b) Layout alternatives**

The development proposal entails establishing a higher income housing development of approximately 2.7ha on Erf 141 and a portion of Erf 102, Groblershoop. The proposed site is on the edge of an existing residential neighbourhood with vehicle available from only a single existing access road. The opportunity to consider various layout options for the development proposal therefore does not exist. In view of this, no layout alternatives have been considered.

**c) Design alternatives**

N/A

<b>Alternative 1 (preferred alternative)</b>
See "ACTIVITY DESCRIPTION" of this Draft BAR.

**d) Other alternatives (e.g. scheduling, demand, input and scale alternatives)**

NA

<b>Alternative 1 (preferred alternative)</b>		
N/A		
<b>Alternative 2</b>		
N/A		
<b>Alternative 3</b>		
N/A		

**e) No-go alternative**

The no-go alternative entails maintaining the *status quo*. This means that in spite of the significant need for more residential opportunities for higher income earners in Groblershoop, the low potential ecological impacts and the potential socio-economic benefits of the proposed development, the Applicant would let Erf 141 and a portion of Erf 102, Groblershoop remain in their current disused state.

The significant existing need for higher income residential housing in Groblershoop would therefore remain unaddressed and the socio-economic benefits expected from the proposed development would not materialise.

It would therefore be highly undesirable to adopt the 'no-go alternative. The 'no-go' alternative should therefore be discarded and the preferred alternative authorised by the competent authority.

Paragraphs 3 – 13 below should be completed for each alternative.

**3) PHYSICAL SIZE OF THE ACTIVITY**

a) Indicate the physical size of the preferred activity/technology as well as alternative activities/technologies (footprints):

**Alternative:**

Alternative A1 (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

**Size of the activity:**

Approximately 2.7ha.

or, for **linear activities**: N/A

Alternative A1 (preferred activity alternative)

**Length of the activity:**

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Alternative A1 (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

Alternative A4 (if any)


**b) Indicate the size of the alternative sites or servitudes (within which the above footprints will occur):**

Alternative A1 (preferred activity alternative)

**Length of the activity:**

	m <sup>2</sup>
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Alternative A1 (if any)

Alternative A2 (if any)

Alternative A3 (preferred activity alternative)

Alternative A4 (if any)


#### 4) SITE ACCESS

Does ready access to the site exist?

YES	NO
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If NO, what is the distance over which a new access road will be built

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Describe the type of access road planned:

Access to the proposed site and therefrom is available through the existing residential neighbourhood nearby.
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Include the position of the access road on the site plan and required map, as well as an indication of the road about the site.

#### 5) LOCALITY MAP

An A3 locality map must be attached to the back of this document, as Appendix A. The scale of the locality map must be relevant to the size of the development (at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map.). The map must indicate the following:

- an accurate indication of the project site position as well as the positions of the alternative sites, if any;
- indication of all the alternatives identified;
- closest town(s);
- road access from all major roads in the area;
- road names or numbers of all major roads as well as the roads that provide access to the site(s);
- all roads within a 1km radius of the site or alternative sites; and
- a north arrow;
- a legend; and

- locality GPS coordinates (Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The coordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection).

## **6) LAYOUT/ROUTE PLAN**

A detailed site or route plan(s) must be prepared for each alternative site or alternative activity. It must be attached as Appendix A to this document.

The site or route plans must indicate the following:

- the property boundaries and numbers of all the properties within 50 metres of the site;
- the current land use as well as the land-use zoning of the site;
- the current land use as well as the land-use zoning each of the properties adjoining the site or sites;
- the exact position of each listed activity applied for (including alternatives);
- servitude(s) indicating the purpose of the servitude;
- a legend; and
- a north arrow.

## **7) SENSITIVITY MAP**

The layout/route plan as indicated above must be overlain with a sensitivity map that indicates all the sensitive areas associated with the site, including, but not limited to:

- watercourses;
- the 1:100 year flood line (where available or where it is required by DWS);
- ridges;
- cultural and historical features;
- areas with indigenous vegetation (even if it is degraded or infested with alien species); and
- critical biodiversity areas.

The sensitivity map must also cover areas within 100m of the site and must be attached in Appendix A.

## **8) SITE PHOTOGRAPHS**

Colour photographs from the centre of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under Appendix B to this report. It must be supplemented with additional photographs of relevant features on the site, if applicable.

## **9) FACILITY ILLUSTRATION**

A detailed illustration of the activity must be provided at a scale of at least 1:200 as Appendix C for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity.

## 10) ACTIVITY MOTIVATION

Motivate and explain the need and desirability of the activity (including demand for the activity):

<ul style="list-style-type: none"> <li>Is the activity permitted in terms of the property's existing land use rights?</li> </ul>	YES	NO	Please explain
An application must be lodged and the relevant permit obtained in term of land use planning legislation before the proposed development can be established on the proposed site.			
<ul style="list-style-type: none"> <li>Will the activity be in line with the following?</li> </ul>			
(a) Provincial Spatial Development Framework (PSDF)	YES	NO	Please explain
The proposed housing development is only 2.7ha big and serves as a logical extension of the existing nearby suburb through which the proposed housing development will be accessed. The proposed housing development should therefore have very little bearing on the Provincial Spatial Development Framework of the Northern Cape.			
(b) Urban edge / Edge of Built environment for the area	YES	NO	Please explain
The proposed housing development is only 2.7ha big and serves as a logical extension of the existing nearby suburb through which the proposed housing development will be accessed. The proposed housing development should therefore have very little bearing on the Urban Edge.			
(c) Integrated Development Plan (IDP) and Spatial Development Framework (SDF) of the Local Municipality (e.g. would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF?).	YES	NO	Please explain
The proposed housing development constitutes a logical extension of the existing nearby suburb through which the proposed housing development will be accessed. The Applicant is the !Kheis Local Municipality. In addition, the proposed development will create employment opportunities (as advocated for in the IDP of the ZF Mgcau District Municipality) that will be of economic and social benefit in the local area, while the likely negative ecological impacts will remain low when the EMPr and specialist recommendations contained in the specialist reports are implemented.			
(d) Approved Structure Plan of the Municipality	YES	NO	Please explain
The proposed site is an approximately 2.7ha logical extension of the much bigger existing suburb nearby, through which the proposed development will be accessed.			
(e) An Environmental Management Framework (EMF) adopted by the Department (e.g. Would the approval of this application compromise the integrity of the existing environmental management priorities for the area and if so, can it be justified in terms of sustainability considerations?)	YES	NO	Please explain
No EMF is known to exist for the area.			
(f) Any other Plans (e.g. Guide Plan)	YES	NO	Please explain
The proposed site is an approximately 2.7ha logical extension of the much bigger existing suburb nearby, through which the proposed development will be accessed.			
Is the land use (associated with the activity)	YES	NO	Please explain

<p><b>being applied for) considered within the timeframe intended by the existing approved SDF agreed to by the relevant environmental authority (i.e. is the proposed development in line with the projects and programmes identified as priorities within the credible IDP)?</b></p>			
<p>The proposed higher income housing development on Erf 141 and a portion of Erf 102, Groblershoop will address the identified shortage of higher income housing in the local area that became acute upon the arrival of higher income earners employed at <i>inter alia</i>, the Bokpoort Concentrated Solar Power Plant.</p> <p>The proposed development will at the same time provide short-term employment opportunities during the construction phase that will benefit <i>inter alia</i>, building contractor companies and their employees as well as construction materials suppliers.</p> <p>In addition, during the operational phase the proposed development will create employment opportunities for domestic workers, gardeners, landscaping companies etc. The proposed development will also benefit the local economy by adding to the revenue collected by the municipality through municipal rates that the occupants of the new homes will pay during the operational phase. This aligns well with what is advocated for in the IDP of the ZF Mgcawu District Municipality.</p>			
<p><b>• Does the community/area need the activity and the associated land use concerned (is it a societal priority)? (This refers to the strategy as well as the local level (e.g. development is a national priority, but within a specific local context it could be inappropriate.)</b></p>	<p><b>YES</b></p>	<p><b>NO</b></p>	<p>Please explain</p>
<p>The proposed higher income housing development on Erf 141 and a portion of Erf 102, Groblershoop will address the identified shortage of higher income housing in the local area that became acute upon the arrival of higher income earners employed at <i>inter alia</i>, the Bokpoort Concentrated Solar Power Plant.</p> <p>The proposed development will also provide short-term employment opportunities during the construction phase and that will benefit <i>inter alia</i>, building contractor companies and their employees as well as construction materials suppliers.</p> <p>In addition, during the operational phase the proposed development will create employment opportunities for domestic workers, gardeners, landscaping companies etc. The proposed development will also benefit the local economy by adding to the revenue collected by the municipality through municipal rates that the occupants of the new homes will pay during the operational phase. This aligns well with what is advocated for in the IDP of the ZF Mgcawu District Municipality.</p>			
<p><b>• Are the necessary services with adequate capacity currently available (at the time of application), or must additional capacity be created to cater for the development? (Confirmation by the relevant Municipality in this regard must be attached to the final Basic Assessment Report as Appendix I.)</b></p>	<p><b>YES</b></p>	<p><b>NO</b></p>	<p>Please explain</p>
<p>The !Kheis Local Municipality has provided confirmation of the availability of services to the proposed housing development and access to the proposed site exists through the existing nearby suburb.</p>			



<ul style="list-style-type: none"> <li>Is this development provided for in the infrastructure planning of the municipality, and if not what will the implication be on the infrastructure planning of the municipality (priority and placement of services and opportunity costs)? (Comment by the relevant Municipality in this regard must be attached to the final Basic Assessment Report as Appendix I.)</li> </ul>	YES	NO	Please explain
<p>The applicant is the !Kheis Local Municipality and the proposed higher income housing development on Erf 141 and a portion of Erf 102, Groblershoop will address the identified shortage of higher income housing in the local area that became acute upon the arrival of higher income earners employed at <i>inter alia</i>, the Bokpoort Concentrated Solar Power Plant.</p> <p>The proposed development will at the same time provide short-term employment opportunities during the construction phase that will benefit <i>inter alia</i>, building contractor companies and their employees as well as construction materials suppliers.</p> <p>In addition, during the operational phase the proposed development will create employment opportunities for domestic workers, gardeners, landscaping companies etc. The proposed development will also benefit the local economy by adding to the revenue collected by the municipality through municipal rates that the occupants of the new homes will pay during the operational phase. These benefits align well with what is advocated for in the IDP of the ZF Mgcawu District Municipality.</p>			
<ul style="list-style-type: none"> <li>Is this project part of a national programme to address an issue of national concern or importance?</li> </ul>	YES	NO	Please explain
N/A			
<ul style="list-style-type: none"> <li>Do location factors favour this land use (associated with the activity applied for) at this place? (This relates to the contextualisation of the proposed land use on this site within its broader context.)</li> </ul>	YES	NO	Please explain
<p>The proposed site is approximately 2.7ha in size and so the proposed development will appear as a logical extension of the existing suburb nearby, through which the proposed development will be accessed.</p>			
<ul style="list-style-type: none"> <li>Is the development the best practicable environmental option for this land/site?</li> </ul>	YES	NO	Please explain
<p>The proposed housing development will help in addressing an identified need for higher income housing in the local area, which became acute upon the arrival of higher income earners employed at <i>inter alia</i>, the Bokpoort Concentrated Solar Power Plant.</p> <p>The proposed development will also provide short-term employment opportunities during the construction phase that will benefit <i>inter alia</i>, building contractor companies and their employees as well as construction materials suppliers.</p> <p>In addition, during the operational phase the proposed development will create employment opportunities for domestic workers, gardeners, landscaping companies etc. The proposed development will also benefit the local economy during the operational phase by adding to the revenue collected by the municipality through municipal rates that the occupants of the new homes will pay during the operational phase. These benefits align well with what is advocated for in the IDP of the ZF Mgcawu District Municipality.</p> <p>In light of the medium to low ecological impacts likely to be caused by the establishment of the</p>			

proposed development and the significant socio-economic benefits, the proposed development is deemed the Best Practicable Environmental Option.			
<ul style="list-style-type: none"> <li>Will the benefits of the proposed land use/development outweigh the negative impacts?</li> </ul>	YES	NO	Please explain
<p>The potential negative impact of establishing the proposed development on biodiversity is of medium to low significance, as confirmed in the Terrestrial Biodiversity Compliance Statement attached hereto as Appendix D1. The potential negative impact of establishing the proposed development on cultural/ historical and paleontological aspects is low (Appendix D2, refers). The proposed site is right next to an existing suburb and will form a logical extension thereof. The potential visual impact and loss of a sense of place as a result of establishing the proposed development on the proposed site therefore also of low.</p> <p>In light of the low negative environmental impacts that society is likely to face as a result of the proposed establishment of proposed higher income housing development, on the proposed site and the significant benefits that society will enjoy, it is clear that the socio-economic benefits that will result from the proposed development far outweigh the potential negative impacts.</p>			
<ul style="list-style-type: none"> <li>Will the proposed land use/development set a precedent for similar activities in the area (local municipality)?</li> </ul>	YES	NO	Please explain
<p>It is highly unlikely that the granting of an environmental authorisation for the proposed establishment of a higher income housing development on the proposed site will set any kind bad precedent in the local municipal area, as it is clear that the potential negative environmental impacts of the proposed development are low and the potential economic and social impacts are significant.</p>			
<ul style="list-style-type: none"> <li>Will any person's rights be negatively affected by the proposed activity/ies?</li> </ul>	Yes	NO	Please explain
<p>The potential impact of establishing the proposed development on biodiversity is of medium to low as confirmed in the Terrestrial Biodiversity Compliance Statement attached hereto as Appendix D1. The potential impact of establishing the proposed agricultural fields on cultural/ historical and paleontological aspects is Low (Appendix D2, refers). The proposed site is surrounded by an existing higher income suburb and so the potential visual impact and loss of a sense of place as a result of the proposed development is of low.</p> <p>In light of the Medium to Low negative environmental impacts that society is likely to face as a result of the proposed establishment of the higher income housing and the significant social and economic benefits that will be realised when the proposed development provides employment opportunities during the construction phase and dlong-term employment opportunities during the operational phase, it is clear that the benefits that will result from the proposed development far outweigh the potential negative impacts.</p> <p>A public participation process that meets the minimum legal requirements will be followed and should anybody express a concern that their legal rights stand to be violated, the concern raised will be dealt with appropriately.</p>			
<ul style="list-style-type: none"> <li>Will the proposed activity/ies compromise the "urban edge" as defined by the local municipality?</li> </ul>	YES	NO	Please explain
<p>The proposed higher income housing development will be located right next to an existing higher income residential neighbourhood and will therefore appear as a logical extension thereof.</p>			
<ul style="list-style-type: none"> <li>Will the proposed activity/ies contribute to any of the 17 Strategic Integrated Projects</li> </ul>	YES	NO	Please explain

(SIPS)?			
<ul style="list-style-type: none"> <li>What will the benefits be to society in general and the local communities?</li> </ul>		Please explain	
<p>The proposed housing development will help in addressing an identified need for higher income housing in the local area, which became acute upon the arrival of higher income earners employed at <i>inter alia</i>, the Bokpoort Concentrated Solar Power Plant.</p> <p>The proposed development will also provide short-term employment opportunities during the construction phase that will benefit <i>inter alia</i>, building contractor companies and their employees as well as construction materials suppliers.</p> <p>In addition, during the operational phase the proposed development will create employment opportunities for domestic workers, gardeners, landscaping companies etc. The proposed development will also benefit the local economy during the operational phase by adding to the revenue collected by the municipality through municipal rates that the occupants of the new homes will pay during the operational phase.</p>			
<ul style="list-style-type: none"> <li>Any other need and desirability considerations related to the proposed activity?</li> </ul>		Please explain	
N/A			
<ul style="list-style-type: none"> <li>How does the project fit into the National Development Plan for 2030?</li> </ul>		Please explain	
<p>The proposed housing development will help in addressing an identified need for higher income housing in the local area, which became acute upon the arrival of higher income earners employed at <i>inter alia</i>, the Bokpoort Concentrated Solar Power Plant.</p> <p>The proposed development will also provide short-term employment opportunities during the construction phase that will benefit <i>inter alia</i>, building contractor companies and their employees as well as construction materials suppliers.</p> <p>In addition, during the operational phase the proposed development will create employment opportunities for domestic workers, gardeners, landscaping companies etc. The proposed development will also benefit the local economy during the operational phase by adding to the revenue collected by the municipality through municipal rates that the occupants of the new homes will pay during the operational phase.</p> <p>This is in line with the National Development Plan for 2030<sup>1</sup> in that the National Development Plan is intended to <i>inter alia</i>, “Reduce the number of people who live in households with a monthly income below R419 per person (in 2009 prices) from 39 percent to zero and Reduce inequality, from 0.69 to 0.6. promote the development of infrastructure that supports the improvement of services provision to the public”.</p>			
<ul style="list-style-type: none"> <li>Please describe how the general objectives of Integrated Environmental Management as set out in Section 23 of the NEMA have been taken into account.</li> </ul>			
<p>The general objectives of Integrated Environmental Management, namely, to promote sustainable development through the integration of social, economic and ecological considerations as well as the maintenance of inter- and intra-generational equity have been taken into account through the following:</p> <ul style="list-style-type: none"> <li>The actual and potential impacts of the proposed activity on the environment, socio-economic conditions, and cultural heritage, relative to the proposed site have been identified and evaluated. The proposed mitigation measures, with a view to minimizing negative impacts on the environment, socio-economic conditions, and any cultural heritage, while</li> </ul>			

<sup>1</sup>National Development Plan, 2030. Accessed at <https://www.gov.za/sites/default/files/Executive%20Summary-NDP%202030%20-%20Our%20future%20-%20make%20it%20work.pdf>

<p>maximizing benefits and promoting compliance with the principles of environmental management, were assessed.</p> <ul style="list-style-type: none"> <li>• The potential environmental impacts of the proposed establishment of a higher income housing development on Erf 141 and a portion of Erf 102, Groblershoop have been identified and assessed, and measures proposed to avoid or minimise the potential negative impacts.</li> <li>• A public participation process that meets the minimum legal requirements has been followed for the Basic Assessment application to help ensure that the decision-making process takes into account the comments of members of the public and commenting authorities.</li> <li>• The environmental features of the proposed site have been considered and evaluated in the management and decision-making of the activity. An EMPr has been compiled (Appendix G, refers) for the proposed development and in the EMPr, the potential impacts with impact avoidance and mitigation measures to be adhered to during the implementation phase are specified.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Please describe how the principles of environmental management as set out in section 2 of NEMA have been taken into account.</b></li> </ul>
<p>The principles of environmental management, as per Section 2 of the NEMA have been taken into account. The principles include:</p> <p><b>Socio-economic development:</b> People and their needs have been placed at the forefront while serving their physical, psychological, developmental, cultural, and social interests – the proposed activity is unlikely to cause an overall negative effect on people. The proposed establishment of a higher income housing development will provide short-term and long-term employment opportunities as well as add during the operational phase to the revenue collected by the !Kheis Local Municipality for the provision of services to the public.</p> <ul style="list-style-type: none"> <li>• <b>Sustainable development:</b> Development must be socially, ecologically and economically sustainable. The potential negative environmental impacts associated with the proposed development are of Medium to Low significance as indicated by the terrestrial biodiversity specialist in the specialist study report attached hereto as Appendix D1 and the heritage impact specialist in the report attached hereto as Appendix D2. The recommendations contained in the specialist study reports are included in the EMPr and will be implemented to help ensure that the potential impacts identified in the said reports are avoided or minimised. The potential impacts of the proposed establishment of the higher income housing development will be minimised further through the implementation of the impact avoidance and mitigation measures contained in the EMPr (Appendix G, refers). In this way, the benefits associated with establishing the proposed housing development that have been detailed in this BAR will be kept outweighing the potential negative impacts.</li> <li>• <b>Transparent Public Participation Process:</b> The public participation process followed gives I&amp;APs an opportunity to view and provide comment on the draft BAR before the BAR was finalised and submitted. The decision of the competent authority will be forwarded to all I&amp;APs so that whomsoever wishes to appeal the decision may appeal.</li> </ul>

**11) LIST ALL LEGISLATION, POLICIES AND/OR GUIDELINES OF ANY SPHERE OF GOVERNMENT THAT ARE APPLICABLE TO THE APPLICATION AS CONTEMPLATED IN THE EIA REGULATIONS, IF APPLICABLE**

List all legislation, policies and/or guidelines of any sphere of government that apply to the application as contemplated in the EIA regulations, if applicable:

Title of legislation, policy or guideline	Applicability to the project	Administering authority	Date
The National Environmental Management Act, 1998 (Act	Applications for environmental authorisation must comply with the requirements specified in the NEMA and in the EIA Regulations of 2014 (as amended)	Northern Cape Provincial Department of Agriculture,	This application

No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations of 2014 (as amended)		Environmental Affairs, Rural Development and Land Reform	
Integrated Environmental Management Information Series	Criteria to be used for evaluating the environmental impacts of the proposed activity during the NEMA EIA application process (a copy of the Integrated Environmental Management Information Series can be accessed at <a href="https://www.environment.gov.za/documents/strategies/integrated_environmentalmanagement_eim">https://www.environment.gov.za/documents/strategies/integrated_environmentalmanagement_eim</a> ).	Northern Cape Provincial Department of Agriculture, Environmental Affairs, Rural Development and Land Reform	This application
!Kheis Local Municipality and ZF Mgcawu District Municipality	Municipal by-laws to be adhered to during the construction and operational phase.	Local and District Municipalities	Subsequent to any EA being granted to this application

## 12) WASTE, EFFLUENT, EMISSION AND NOISE MANAGEMENT

### a) Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase?

YES	NO
≈300m <sup>3</sup>	

If YES, what estimated quantity will be produced per month?

How will the construction solid waste be disposed of (describe)?

The waste will be transported to a suitably licensed municipal solid waste disposal site and dumped there

Where will the construction solid waste be disposed of (describe)?

The waste will be transported to a suitably licensed municipal solid waste disposal site.

Will the activity produce solid waste during its operational phase?

YES	NO
m <sup>3</sup>	

If YES, what estimated quantity will be produced per month?

How will the solid waste be disposed of (describe)?

The normal amount of solid waste that can be expected from a home per month X 70

If the solid waste will be disposed of into a municipal waste stream, indicate which registered landfill site will be used.

The solid waste will be collected by the municipal refuse collection trucks that collect solid waste from the existing nearby higher income suburb through which the proposed development will be accessed.

Where will the solid waste be disposed of if it does not feed into a municipal waste stream (describe)?

N/A

If the solid waste (construction or operational phases) will not be disposed of at a registered landfill site or be taken up in a municipal waste stream, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the NEM: WA? 

YES	NO
-----	----

If YES, inform the competent authority and request a change to an application for scoping and EIA. An application for a waste permit in terms of the NEM: WA must also be submitted with this application.

Is the activity that is being applied for a solid waste handling or treatment facility? 

YES	NO
-----	----

If YES, then the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA. An application for a waste permit in terms of the NEM: WA must also be submitted with this application.

**b) Liquid effluent**

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system? 

YES	NO
-----	----

If YES, what estimated quantity will be produced per month? 

m <sup>3</sup>	
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Will the activity produce an effluent that will be treated and/or disposed of on-site? 

YES	NO
-----	----

If YES, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Will the activity produce effluent that will be treated and/or disposed of at another facility? 

YES	NO
-----	----

If YES, provide the particulars of the facility:

<b>Facility Name:</b>			
<b>Contact person:</b>			
<b>Postal address:</b>			
<b>Postal code:</b>			
<b>Telephone:</b>	<b>Cell:</b>		
<b>E-mail:</b>	<b>Fax:</b>		

Describe the measures that will be taken to ensure the optimal reuse or recycling of wastewater, if any:

N/A
-----

**c) Emissions into the atmosphere**

Will the activity release emissions into the atmosphere other than exhaust emissions and dust associated with construction phase activities? 

YES	NO
-----	----

If YES, is it controlled by any legislation of any sphere of government? 

YES	NO
-----	----

If YES, the applicant must consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If NO, describe the emissions in terms of type and concentration:

--

**d) Waste permit**

Will any aspect of the activity produce waste that will require a waste permit in terms of the NEM: WA?

YES	NO
-----	----

If YES, please submit evidence that an application for a waste permit has been submitted to the competent authority - N/A

**e) Generation of noise**

Will the activity generate noise?

YES	NO
-----	----

If YES, is it controlled by any legislation of any sphere of government?

YES	NO
-----	----

Describe the noise in terms of type and level:

Normal noise generated by trucks and caterpillars when a housing development is being established. The noise will be limited to regular construction working hours as is explained in the EMPr.

**13) WATER USE**

Please indicate the source(s) of water that will be used for the activity by ticking the appropriate box(es):

Municipal	<del>Waterboard</del>	<del>Groundwater</del>	<del>River, stream, dam or lake</del>	Other	The activity will not use water
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If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:

Does the activity require a water use authorisation (general authorisation or water use license) from the Department of Water Affairs?

YES	NO

If YES, please provide proof that the application has been submitted to the Department of Water Affairs.

**14) ENERGY EFFICIENCY**

Describe the design measures, if any, which have been taken to ensure that the activity is energy efficient:

The proposed higher income housing development includes solar panels on the roof of each house.

Describe how alternative energy sources have been taken into account or been built into the design of the activity if any:

The proposed higher income housing development includes solar panels on the roof of each house.

## SECTION B: SITE/AREA/PROPERTY DESCRIPTION

### Important notes:

- For linear activities (pipelines, etc.) as well as activities that cover very large sites, it may be necessary to complete this section for each part of the site that has a significantly different environment. In such cases please complete copies of Section B and indicate the area, which is covered by each copy No. on the Site Plan.

Section B Copy No. (e.g. A):

- Paragraphs 1 - 6 below must be completed for each alternative.

- Has a specialist been consulted to assist with the completion of this section?

YES  NO

If YES, please complete the form titled "Details of specialist and declaration of interest" for each specialist thus appointed and attach it in Appendix I. All specialist reports must be contained in Appendix D.

Property description/physical address:	Province	Northern Cape	
	District Municipality	ZF Mgcawu District Municipality	
	Local Municipality	!Kheis Local Municipality	
	Ward Number(s)		
	Erf number	Erf 141 and a portion of Erf 102, Groblershoop	
	SG Code	Erf 141- C03600040000014100000	
A portion of Erf 102- C0360004000000200000			
Where a large number of properties are involved (e.g. linear activities), please attach a full list to this application including the same information as indicated above.			
Current land-use zoning as per local municipality IDP/records:	Agriculture		
	In instances where there is more than one current land-use zoning, please attach a list of current land use zonings that also indicate which portions each use pertains to, to this application.		
Is a change of land-use or a consent use application required?			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

### 1) GRADIENT OF THE SITE

Indicate the general gradient of the site.

#### Alternative S1 (Preferred):

Flat	1:50 – 1:20 Average	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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#### Alternative S2 (if any):

Flat	1:50 – 1:20 Average	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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#### Alternative S3 (if any):

Flat	1:50 – 1:20 Average	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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## 2) LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site:

2.1 Ridgeline		2.4 Closed valley		2.7 Undulating plain / low hills	
2.2 Plateau		2.5 Open valley		2.8 Dune	
2.3 Side slope of hill/mountain		2.6 Plain	✓	2.9 Seafront	
2.10 At sea					

## 3) GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on any of the following?

	Alternative A1		Alternative A2		Alternative A3		Alternative A4	
Shallow water table (less than 1.5m deep)	YES	NO	YES	NO	YES	NO	YES	NO
Dolomite, sinkhole or doline areas	YES	NO	YES	NO	YES	NO	YES	NO
Seasonally wet soils (often close to water bodies)	YES	NO	YES	NO	YES	NO	YES	NO
Unstable rocky slopes or steep slopes with loose soil	YES	NO	YES	NO	YES	NO	YES	NO
Dispersive soils (soils that dissolve in water)	YES	NO	YES	NO	YES	NO	YES	NO
Soils with high clay content (clay fraction more than 40%)	YES	NO	YES	NO	YES	NO	YES	NO
Any other unstable soil or geological feature	YES	NO	YES	NO	YES	NO	YES	NO
An area sensitive to erosion	YES	NO	YES	NO	YES	NO	YES	NO

If you are unsure about any of the above or if you are concerned that any of the above aspects may be an issue of concern in the application, an appropriate specialist should be appointed to assist in the completion of this section. Information in respect of the above will often be available as part of the project information or at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by the Council for GeoScience may also be consulted.

## 4) GROUNDCOVER

Indicate the types of groundcover present on the site. The location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Natural veld - good condition	Natural veld with scattered aliens	Natural veld with a heavy alien infestation	Veld dominated by alien species	Gardens
Sport field	Cultivated land	Paved surface	Building or other structure	Bare soil

Please see Appendix B for Site Photographs and further descriptions of site vegetation.

If any of the boxes marked with an "E" is ticked, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn't have the necessary expertise.

N/A

## 5) SURFACE WATER

Indicate the surface water present on and or adjacent to the site and alternative sites?

Perennial River	YES	NO	UNSURE
Non-Perennial River	YES	NO	UNSURE
Permanent Wetland	YES	NO	UNSURE
Seasonal Wetland	YES	NO	UNSURE
Artificial Wetland	YES	NO	UNSURE
Estuarine / Lagoonal wetland	YES	NO	UNSURE

If any of the boxes marked YES or UNSURE is ticked, please describe the relevant watercourse.

## 6) LAND USE CHARACTER OF SURROUNDING AREA

Indicate land uses and/or prominent features that currently occur within a 500m radius of the site and give a description of how this influences the application or may be impacted upon by the application:

Natural area	Dam or reservoir	Pole fields
Low density residential	Hospital/medical centre	Filling station <sup>H,±</sup>
Medium-density residential	School	Landfill or waste treatment site
High density residential	Tertiary education facility	Plantation
Informal residential <sup>A</sup>	Church	Agriculture
Retail commercial & warehousing	Old age home	River, stream or wetland
Light industrial	Sewage treatment plant <sup>A</sup>	Nature conservation area
Medium industrial <sup>AN</sup>	Train station or shunting yard <sup>N</sup>	Mountain, koppie or ridge
Heavy industrial <sup>AN</sup>	Railway line	Museum
Power station	Major road (4 lanes or more) <sup>N</sup>	Historical building
Office/consulting room	Airport	Protected Area
Military or police base/station/compound	Harbour	Cemetery
Spoil heap or slimes dam <sup>A</sup>	Sport facilities	Archaeological site
Quarry, sand or borrow pit	Golf course	Other land uses (indigenous vegetation) -

If any of the boxes marked with an "N" are ticked, how this impact will / be impacted upon by the proposed activity? Specify and explain:

N/A

If any of the boxes marked with an "An" are ticked, how will this impact / be impacted upon by the proposed activity? Specify and explain:

N/A

If any of the boxes marked with an "H" are ticked, how will this impact / be impacted upon by the proposed activity? Specify and explain:

N/A

Does the proposed site (including any alternative sites) fall within any of the following:

Critical Biodiversity Area (as per provincial conservation plan)	YES	NO
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A core area of a protected area?	YES	NO
A buffer area of a protected area?	YES	NO
The planned expansion area of an existing protected area?	YES	NO
Existing offset area associated with a previous Environmental Authorisation?	YES	NO
A buffer area of the SKA?	YES	NO

If the answer to any of these questions was YES, a map indicating the affected area must be included in Appendix A.

## 7) CULTURAL/HISTORICAL FEATURES

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including Archaeological or paleontological sites, on or close (within 20m) to the site? If YES, explain:	YES	NO
	Uncertain	

If uncertain, conduct a specialist investigation by a recognised specialist in the field (archaeology or palaeontology) to establish whether there is such a feature(s) present on or close to the site. Briefly explain the findings of the specialist:

N/A

Will any building or structure older than 60 years be affected in any way?	YES	NO
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	YES	NO
If YES, please provide proof that the permit application has been submitted to SAHRA or the relevant provincial authority.		

## 8) SOCIO-ECONOMIC CHARACTER

### a) Local Municipality

Please provide details on the socio-economic character of the local municipality in which the proposed site(s) are situated.

As per the !Kheis Local Municipality, Land Development Plan/ Rural Spatial Development Framework, (2014), the unemployment levels in 1996 were 21.6%, which decreased by -1.5% (2001) and subsequently increased by 8% to a total of 28.1% in 2011. See comparison of unemployment rate between !Kheis Local Municipality (KLM), ZF Mgcawu District Municipality (ZFM DM), and the Northern Cape Province (NCP) below. Although the unemployment rate in KLM was below the ZFM DM and Provincial averages between 1996-2001, the unemployment rate was higher than the ZFM DM and equal to the Provincial average in 2011.

**Table 1. Unemployment rate comparisons between KLM, ZFM DM, and the NCP.**

Unemployment Rate	1996	2001	2011
KLM	21,6	20,1	28,1
ZFM DM	24,5	26,5	21,0
NCP	32,4	35,7	28,1

Although the SDF (2014) does not stipulate the employment rate of Gariep, neighbouring informal townships were identified. For example, in 2011 the KLM settlements, namely Wegdraai (32.5%), Topline (42.8%), and Boegoeberg (51.7%) possessed the lowest employment rates in the KLM (see Table 2 below). These averages were below the total employment rate for the KLM.

**Official employment status of those aged between 15 and 64 per settlement in the !Kheis LM (2011)<sup>2</sup>.**

Settlement	Employed (%)	Unemployed (%)	Discouraged work-seeker	Other not economically active*
Grootdrink	82,3	17,7	4	35
!Kheis NU	89,4	10,6	3	30
Topline	42,8	57,2	6	41
Wegdraai	32,5	67,5	9	47
Grobbershoop	77,0	23,0	6	41
Boegoeberg	51,7	48,3	6	42
<b>KLM</b>	<b>72</b>	<b>28,0</b>	<b>5</b>	<b>39</b>
ZFM DM	80,8	19,2	3	38
Northern Cape	72,6	27,4	5	42

\* 'Other not economically active': People aged between 15 and 64 who are not available for work such as full-time scholars and students, full-time homemakers, those who are retired and those who are unable or unwilling to work

Labour participation rate in the economy is low (ranges between 43.8-66.5%) whereas Topline, Wegdraai and Boegoeberg have the highest unemployment rate along with the lowest rate of labour force participation.

Table 3. Number of people unemployed at a Settlement, Local (!Kheis) and District (ZFM) Municipality, and Provincial (NC) level.

	Employed	Unemployed	Labour force	Unemployment rate	LFPR*
Grootdrink	723	156	879	17,7%	60,5%
!Kheis NU	1435	170	1605	10,6%	66,5%
Topline	193	258	451	57,2%	52,7%
Wegdraai	173	359	532	67,5%	43,8%
Grobbershoop	1252	373	1625	23,0%	52,9%
Boegoeberg	272	254	526	48,3%	51,6%
<b>KLM</b>	<b>4047</b>	<b>1570</b>	<b>5617</b>	<b>28,0%</b>	<b>56,0%</b>
ZFM DM	74449	17696	92145	19,2%	58,6%
Northern Cape	282791	106723	389514	27,4%	52,9%

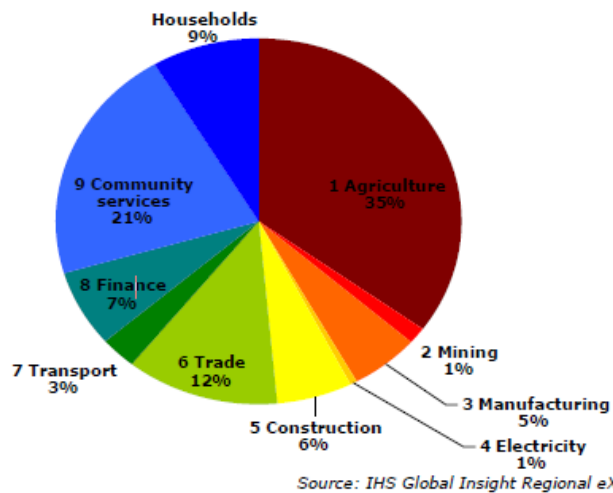
\*LFPR: Labour Force Participation Rate

Therefore, with regards to the rate of unemployment and labour force participation rates, the proposed housing development will promote socio-economic development within the KLM through employment and skills-development, as well as higher housing opportunities.

**Economic profile of local municipality:**

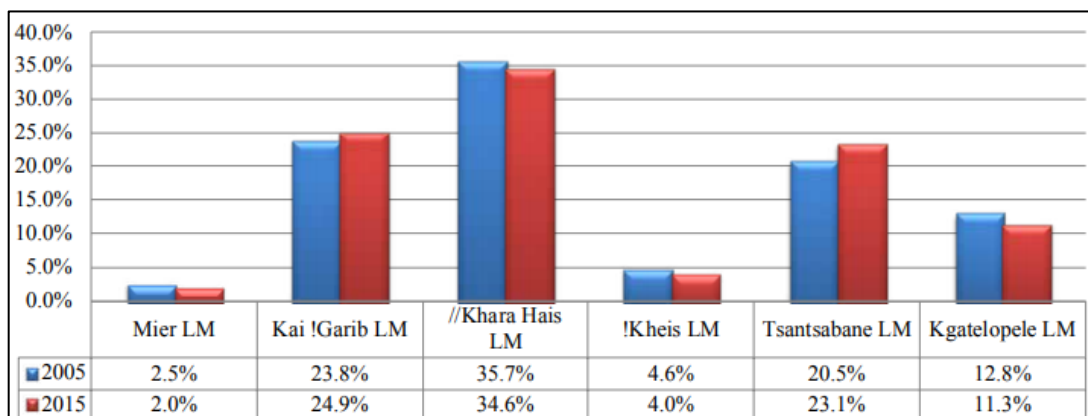
The main sectors (and occupations) contributing to the GDP of the ZF Mgcawu District Municipality are agriculture, forestry, and fishing (see Figure 8 below). Agriculture-based occupations are generally in the form of seasonal manual labour on farms and are concentrated in areas along the Orange River. The lowest sector contributing to the ZFM DM's GDP, was mining and electricity production. The Gariiep Settlement, along with the proposed site of development, is located near the Orange River and associated activities presenting employment opportunities may include, but are not limited to, agricultural, construction, and recreational employment opportunities.

<sup>2</sup> Land Development Plan/ Rural Spatial Development Framework, 2014.



**Figure 8. Employment composition, relative to various sectors, within the !Kheis Local Municipality contributing to the ZF Mgcawu DM's GDP.**

As per the Comparative Analysis for the ZF Mgcawu District Municipality, (2017)<sup>3</sup>, KLM was the second lowest contributing LM to the overall GDP of the ZF Mgcawu DM between 2005 and 2015 (see Figure 9 below).



**Figure 9. GDP contributions of Local Municipalities to the overall GDP of the ZF Mgcawu DM. Source: Global Insight, (2016) – version 933, 2.5v.**

**Level of education:**

<sup>3</sup> Comparative Analysis for the ZF Mgcawu District Municipality, 2017, Northern Cape Provincial Treasury.

Within the KLM, the number of individuals aged 20 and older, with no schooling decreased from 26.8% (1996) to 22.2% (2001) to 13.3% (2011). Although the percentage of individuals with no schooling decreased over time, these percentages are higher compared with the ZF Mgcawu DM and the Northern Cape Province (see Table 4 below). Although the number of individuals who received Grade 12 Matric certification increased over the time, the percentage of individuals were still lower than the ZF Mgcawu DM statistics in 2011 (see below).

**Percentage of population, within the !Kheis Local Municipality, aged 20 years and older, relative to level of education attained.**

	1996	2001	2011
<b>KLM</b>			
No schooling	26,8	22,2	13,3
Complete primary	11,6	10,8	9,8
Grade 12	6,6	10,4	13,8
Higher	4,0	3,8	4,5
<b>ZFM DM</b>			
No schooling	19,8	16,5	9,4
Complete primary	5,9	9,3	7,3
Grade 12	6,5	15,8	21,3
Higher	3,9	4,7	3,2
<b>Northern Cape</b>			
No schooling	22,7	19,3	11,1
Complete primary	8,5	8,0	6,4
Grade 12	11,1	15,8	22,2
Higher	6,2	5,9	7,5

**b) Socio-economic value of the activity**

Anticipated CAPEX value of the project on completion	R6.2 000 000
What is the expected annual income to be generated by or as a result of the project?	R2.1 000 000
New skilled employment opportunities created in the construction phase of the project	60 employees over a period of five years
New skilled employment opportunities created in the operational phase of the project	It is mainly domestic workers and gardeners that will be employed, during the operational phase and not skilled employees
New un-skilled employment opportunities created in the construction phase of the project	110 over a period of five years
New un-skilled employment opportunities created in the operational phase of the project	35
What is the expected value of the employment opportunities during the operational and construction phase?	R1.15 000 000 during the construction phase and R2.95 000 000 during the operational phase

What percentage of this value will accrue to previously disadvantaged individuals?	95%
What percentage of this value that will accrue to previously disadvantaged individuals?	95%
The expected current value of the employment opportunities during the first 10 years	R4.1 000 000
What percentage of this value that will accrue to previously disadvantaged individuals?	95%



## 9) BIODIVERSITY

Please note: The Department may request specialist input/studies depending on the nature of the biodiversity occurring on the site and potential impact(s) of the proposed activity/ies. To assist with the identification of the biodiversity occurring on-site and the ecosystem status consult <http://bgis.sanbi.org> or [BGIshelp@sanbi.org](mailto:BGIshelp@sanbi.org). Information is also available on compact disc (cd) from the Biodiversity-GIS Unit, Ph (021) 799 8698. This information may be updated from time to time and it is the applicant/ EAP's responsibility to ensure that the latest version is used. A map of the relevant biodiversity information (including an indication of the habitat conditions as per (b) below) and must be provided as an overlay map to the property/site plan as Appendix D to this report.

- a) Indicate the applicable biodiversity planning categories of all areas on-site and indicate the reason(s) provided in the biodiversity plan for the selection of the specific area as part of the specific category)

Systematic Biodiversity Planning Category				If CBA or ESA, indicate the reason(s) for its selection in biodiversity plan
Critical Biodiversity Area (CBA)	Ecological Support Area (ESA)	Other Natural Area (ONA)	No Natural Area Remaining (NNR)	

- b) Indicate and describe the habitat condition on site (will be described once assessments have been received)

Habitat Condition	Percentage of habitat condition class (adding up to 100%)	Description and additional Comments and Observations (including additional insight into the condition, e.g. poor land management practices, presence of quarries, grazing, harvesting regimes etc).
Natural		
Near Natural (includes areas with low to moderate levels of alien invasive plants)	85%	The vegetation on the proposed site is in a relatively good condition, with alien plants and bare patches occasionally being encountered. Please see the Biodiversity Compliance Statement attached hereto as Appendix D1
Degraded (includes areas heavily invaded by alien plants)		
Transformed (includes cultivation, dams, urban, plantation, roads, etc)		

**c) Complete the table to indicate:**

- (i) the type of vegetation, including its ecosystem status, present on the site; and
- (ii) whether an aquatic ecosystem is present on site.

Terrestrial Ecosystems		Aquatic Ecosystems								
<b>Ecosystem threat status as per the National Environmental Management: Biodiversity Act (Act No. 10 of 2004)</b>	Critical	Wetland (including rivers, depressions, channelled and unchanneled wetlands, flats, seeps pans, and artificial wetlands)	Estuary				Coastline			
	Endangered									
	Vulnerable									
	Least Threatened		YES	NO	UNSURE	YES	NO	YES	NO	

**d) Please describe the vegetation type and/or aquatic ecosystem present on-site, including any important biodiversity features/information identified on-site (e.g. threatened species and special habitats)**

**Vegetation**

The vegetation on the proposed site is identified as Bushmanland Arid Grassland. This vegetation type is categorised as Least Threatened. Please refer to the Biodiversity Compliance Statement attached hereto as Appendix D1

**Aquatic ecosystems**

The proposed site does not have any watercourses thereon.

## SECTION C: PUBLIC PARTICIPATION

### 1) ADVERTISEMENT AND NOTICES

Publication name	Gemsbok
Date published	07 July 2023
Location of notices	
The two Agri Mark cooperatives in the area	
Various places on the proposed site	
At the offices of the !Kheis Local Municipality	
<b>Date placed:</b> 07 July 2023	

Include proof of the placement of the relevant advertisements and notices (Refer to Appendix E1).

### 2) DETERMINATION OF APPROPRIATE MEASURES

Provide details of the measures taken to include all potential I&APs as required by Regulation 41(2)(e) and 41(6) of GN No. R. 733.

#### **PPP (Refer to Appendix E)**

- An advertisement was placed in a local newspaper, *i.e.*, *Noordkaap Bulletin*, which was published on 16 August 2024. Refer to Appendix E1.
- Adjacent landowners/ occupiers were notified via letter drops on 09 July 2022.
- An initial register of possible interested and affected parties was compiled (Refer to Appendix E)
- A site visit was conducted on 09 July 2022 to familiarise with the proposed site and nearby surrounding area and identify environmental sensitivities associated with the proposed site.
- A Comments and Responses Report (C&R Report) has been compiled to address comments received during the initial stage of public participation (Refer to Appendix E).
- Subsequent to the pre-application process, an application form was compiled and submitted to the competent authority and a Draft BAR has been made available to the competent authority and I&APs for a commenting period of 30 days.

Key stakeholders (other than organs of state) identified in terms of Regulation 41(2)(b) of GN 733

Title, Name and Surname	Affiliation/ key stakeholder status	Contact details (Tel. number or e-mail address)

Include proof that the key stakeholder received written notification of the proposed activities (Appendix E2).

This proof may include any of the following:

- e-mail delivery reports;
- registered mail receipts;
- courier waybills;
- signed acknowledgements of receipt; and/or
- or any other proof as agreed upon with the competent authority.

### 3) ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES (Please See Appendix E)

Summary of main issues raised by I&APs	Summary of response from EAP
None	N/A

### 4) COMMENTS AND RESPONSES REPORT

The practitioner must record all comments received from I&APs and respond to each comment before the BAR is submitted. The comments and responses must be captured in a comments and response report as prescribed in the EIA regulations and be attached to the BAR as Appendix E3.

**Please refer to Appendix E3 for the comments and response report.**

### 5) AUTHORITY PARTICIPATION

Authorities and organs of state identified as key stakeholders:

Authority/Organ of State	Contact person (Title, Name and Surname)	Tel No	Fax No	e-mail	Postal address
Please refer to Appendix E					

Include proof that the Authorities and Organs of State received written notification of the proposed activities as appendix E4.

In the case of renewable energy projects, Eskom and the SKA Project Office must be included in the list of Organs of State.

### 6) CONSULTATION WITH OTHER STAKEHOLDERS

Note that, for any activities (linear or other) where deviation from the public participation requirements may be appropriate, the person conducting the public participation process may deviate from the requirements of that sub-regulation to the extent and in the manner as may be agreed to by the competent authority.

Proof of any such agreement must be provided, where applicable. Application for any deviation from the regulations relating to the public participation process must be submitted before the commencement of the public participation process.

A list of registered I&APs must be included in Appendix E5.

Copies of any correspondence and minutes of any meetings held must be included in Appendix E6.

## SECTION D: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014 and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

### 1) IMPACTS THAT MAY RESULT FROM THE PLANNING AND DESIGN, CONSTRUCTION, OPERATIONAL, DECOMMISSIONING AND CLOSURE PHASES AS WELL AS PROPOSED MANAGEMENT OF IDENTIFIED IMPACTS AND PROPOSED MITIGATION MEASURES

Provide a summary and anticipated significance of the potential direct, indirect and cumulative impacts that are likely to occur as a result of the planning and design phase, construction phase, operational phase, decommissioning and closure phase, including impacts relating to the choice of site/activity/technology alternatives as well as the mitigation measures that may eliminate or reduce the potential impacts listed. This impact assessment must be applied to all the identified alternatives to the activities identified in Section A(2) of this report.

Please see Appendix F for Impact Assessment and Scoring Matrix.

Activity	Impact summary	Significance	Proposed mitigation
<b>Alternative 1 (preferred alternative)</b>			
Geographic and physical	<b>Direct impacts:</b>	Low negative	<ul style="list-style-type: none"> <li>- Implement EMPr;</li> <li>- Minimise development footprint;</li> <li>- ECO monitoring;</li> <li>- Waste management.</li> <li>- Limit construction work to normal working hours</li> </ul>
	<b>Indirect impacts:</b>	Medium negative	
	<b>Cumulative impacts: After mitigation</b>	Low negative	
Biological: (vegetation, protected species, CBAs,)	<b>Direct impacts:</b>	Medium-low negative	<ul style="list-style-type: none"> <li>• All construction must be done in accordance with an approved construction and operational phase Environmental Management Plan (EMP), which must be developed by a suitably experienced Environmental Assessment Practitioner.</li> <li>• A suitably qualified Environmental Control Officer must be appointed to monitor the construction phase in terms of the EMP and any other conditions pertaining to specialist studies.</li> <li>• All efforts must be made to protect all healthy <i>Vachellia erioloba</i> larger than 6 m in height. Before construction begins, the ECO must mark all such trees for protection. If any of these trees cannot be fitted within the layout plans, a suitable number of smaller trees must be protected in its place.</li> <li>• Wherever possible, other large indigenous trees must be protected and incorporated within the design layout.</li> <li>• A National Forest Act licence application must be obtained for the removal of any <i>Vachellia erioloba</i> trees that will be impacted.</li> <li>• All alien invasive species within the footprint</li> </ul>
	<b>Indirect impacts:</b>	Low negative	
	<b>Cumulative impacts: After mitigation</b>	Low negative	

Activity	Impact summary	Significance	Proposed mitigation
<b>Alternative 1 (preferred alternative)</b>			
			<p>and its immediate surroundings must be removed responsibly. Care must be taken with the eradication method to ensure that the removal does not impact or lead to additional impacts (e.g., spreading of the AIP due to incorrect eradication methods)</p> <ul style="list-style-type: none"> <li>• Care must be taken to dispose of alien plant material responsibly.</li> <li>• An integrated waste management approach must be implemented during construction. Construction related general and hazardous waste may only be disposed of at approved waste disposal sites.</li> <li>• All rubble and rubbish should be collected and removed from the site to a Municipal approved waste disposal site.</li> </ul>
Sewage Management	<b>Direct impacts:</b>	Low negative	A single portable toilet for every 15 construction workers must be provided during the construction phase and the sewage collected and appropriately disposed of at a licensed wastewater treatment works at least twice a week.
	<b>Indirect impacts:</b>	Low negative	
	<b>Cumulative impacts:</b> <i>After mitigation</i>	Low negative	
Watercourse	<b>Direct impacts:</b>	N/A	
	<b>Indirect impacts:</b>	N/A	
	<b>Cumulative impacts:</b>	N/A	
Socio-economic	<b>Direct impacts:</b>	Medium positive	No mitigation is required.
	<b>Indirect impacts:</b>	Medium positive	
	<b>Cumulative impacts:</b> <i>After mitigation</i>	Medium positive	
Cultural-Historical	<b>Direct impacts:</b>	Low	<ul style="list-style-type: none"> <li>• If fossil remains are discovered during any phase of construction, either on the surface or exposed by excavations, the Chance Find Protocol must be implemented by the ECO or site manager in charge of these developments.</li> </ul>
	<b>Indirect impacts:</b>	Low	
	<b>Cumulative</b>	Low	

Activity	Impact summary	Significance	Proposed mitigation
<b>Alternative 1 (preferred alternative)</b>			
	<i>impacts: After mitigation</i>		<ul style="list-style-type: none"> <li>If during construction, any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils or other categories of heritage resources are found during the proposed development, SAHRA APM Unit (Natasha Higgitt/Phillip Hine 021 462 5402) must be alerted as per section 35(3) of the NHRA.</li> <li>If unmarked human burials are uncovered, the SAHRA Burial Grounds and Graves (BGG) Unit (Thingahangwi Tshivhase/Mimi Seetelo 012 320 8490) must be alerted immediately as per section 36(6) of the NHRA. Depending on the nature of the finds, a professional archaeologist or palaeontologist must be contacted as soon as possible to inspect the findings. If the newly discovered heritage resources prove to be of archaeological or palaeontological significance, a Phase 2 rescue operation may be required, subject to permits issued by SAHRA.</li> </ul>
Noise impact	<b>Direct impacts:</b>	Low	Any noise caused by the establishment of the proposed development will be a temporary impact of the construction phase and the noise of the operational phase should be comparable to the current noise levels of the nearby suburb. The following mitigation measures will be implemented: <ul style="list-style-type: none"> <li>- A complaints register will be maintained on-site. Any complaints received will be responded to and rectified accordingly. The ECO must be notified of any complaints</li> <li>- Working hours must be strictly limited to regular construction working hours</li> </ul>
	<b>Indirect impacts:</b>	N/A	
	<b>Cumulative impacts:</b>	N/A	
Visual impact	<b>Direct impacts:</b>	Low	The visual disturbance caused by the establishment of the proposed development will be a temporary impact of the construction phase, as the proposed development will look like just another part of the existing nearby suburb.
	<b>Indirect impacts:</b>	Low	
	<b>Cumulative impacts: After mitigation</b>	Low	
<b>No-go option</b>			
The "No-Go" option: Potential impact associated	<b>Direct impacts:</b>	High negative	- The no-go alternative entails maintaining the <i>status quo</i> . This means that in spite of the significant need for more residential opportunities for higher income earners in Groblershoop, the low potential ecological impacts and the
	<b>Indirect impacts:</b>	High negative	

Activity	Impact summary	Significance	Proposed mitigation
<b>Alternative 1 (preferred alternative)</b>			
with the No-Go alternative.	<b>Cumulative impacts:</b> <i>After mitigation</i>	High negative	<p>significant potential socio-economic benefits of the proposed development, the Applicant would let Erf 141 and a portion of Erf 102, Groblershoop remain in their current disused state.</p> <p>The significant existing need for higher income residential housing in Groblershoop would therefore remain unaddressed and the significant socio-economic benefits expected from the proposed development would not materialise.</p>

**A complete impact assessment in terms of Regulation 19(3) of GN 733 must be included as Appendix F.**

## **2) ENVIRONMENTAL IMPACT STATEMENT**

Taking the assessment of potential impacts into account, please provide an environmental impact statement that summarises the impact that the proposed activity and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account, with specific reference to types of impact, duration of impacts, likelihood of potential impacts occurring and the significance of impacts.

**Please refer to Appendix F for the full Impact Assessment and proposed Mitigation Measures.**

### **Proposed establishment of higher income housing development on Erf 141 and a portion of Erf 102, Groblershoop**

A significant need exists for more residential opportunities for higher income earners in Groblershoop. In addition, establishing the proposed development will help to alleviate unemployment in the area by providing short-term employment opportunities during the construction phase and longer-term employment opportunities for *inter alia*, gardeners, domestic workers who will be employed by the new homeowners and tenants as well as landscaping companies and plumbing companies *etc* who will be contracted by the new homeowners and tenants.

The proposed development will result in medium to low ecological impacts upon implementation of the impact mitigation measures contained in the terrestrial biodiversity study report (Appendix D1, refers). In addition, the proposed development will result in low heritage-related impacts upon implementation of the impact mitigation measures contained in the heritage impact specialist report (Appendix D2, refers).

In view of the above, the likely benefits of the proposed higher income housing development far outweigh the potential negative impacts. It is therefore advisable that the competent authority authorise the proposed establishment of the higher income housing development on Erf 141 and a portion of Erf 102, Groblershoop.



## SECTION E. RECOMMENDATION OF EAP

Is the information contained in this report and the documentation attached hereto sufficient to decide in respect of the activity applied for (in the view of the environmental assessment practitioner)?	YES	NO
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If “NO”, indicate the aspects that should be assessed further as part of a Scoping and EIA process before a decision can be made (list the aspects that require a further assessment).

The Draft BAR has to be made available to Interested and Affected Parties for public participation as per the EIA Regulations of 2014 (as amended) and it is only afterwards that the BAR can be compiled and submitted to the competent authority for a decision on the application.

If “YES”, please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application.

### Recommended conditions

- All construction must take place in accordance with an approved construction and operational phase Environmental Management Programme (EMPr).
- A suitably experienced ECO must be appointed to ensure compliance with the conditions of the Environmental Authorization and the EMPr.
- Construction work must be strictly limited to daytime working hours to minimise the possibility of noise disturbance.
- All waste material on site must be removed and disposed of at a lawful municipal waste disposal facility.
- The recommendations contained in the Botanical and Terrestrial Biodiversity Scan Report attached hereto as Appendix D1 must be implemented
- The recommendations contained in the Heritage Impact Report attached hereto as Appendix D2 must be implemented
- The Applicant should include as many of the *Vachellia eriolaba* trees as possible in the layout plan of the proposed development

Is an EMPr attached?	YES	NO
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The EMPr must be attached as Appendix G.

The details of the EAP who compiled the BAR and the expertise of the EAP to perform the Basic Assessment process must be included in Appendix H.

If any specialist reports were used during the compilation of this BAR, please attach the declaration of interest for each specialist in Appendix I.

Any other information relevant to this application and not previously included must be attached in Appendix J.

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Bernard de Witt\_  
NAME OF EAP

\_\_\_\_\_  
SIGNATURE OF EAP

\_\_\_\_\_  
DATE

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## **SECTION F: APPENDICES**

The following appendices are attached:

### **APPENDIX A: MAPS**

### **APPENDIX B: SITE PHOTOGRAPHS**

### **APPENDIX C: FACILITY ILLUSTRATION**

### **APPENDIX D: SPECIALIST REPORTS**

### **APPENDIX E: PUBLIC PARTICIPATION**

APPENDIX E1: PROOF OF ADVERTISEMENT AND NOTICES

APPENDIX E2: COMMENTS AND RESPONSES

APPENDIX E3: I&AP REGISTER

### **APPENDIX F: IMPACT ASSESSMENT AND SCORING MATRIX**

### **APPENDIX G: ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr)**

### **APPENDIX H: DETAILS OF EAP AND EXPERTISE**